



4730 S. Fort Apache Road, #300
Las Vegas, NV 89147
Ph : (702)873-5338

Purchase Order

To: Dave Frohnen
Stanley Consultants, Inc
5820 S. Eastern Avenue
Suite 200
Las Vegas, NV 89119

Order #: GVMP1000-89

<input checked="" type="checkbox"/>	Approved
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Date: 12/20/2005

Job: GVMP-1000 Golden Valley Master Plan

Ship To:

Description: 1-01-1900

Ordered By	Delivery Date	Ship Via	F.O.B.	Terms

Job	Cost Code	Cat	Description	Original PO	Change Orders	Total Amount
GVMP-1000	1-01-1900	S	Revisions-Rhodes <i>REVISE ROAD ALIGN TO IMA IDENTIFY PODS PRODUCE SPECIFIC PLAN CONSTRAINT MAP PHASING PLAN REIMBURSABLES</i>	40,000.00	0.00	40,000.00

Totals:

40,000.00

0.00

40,000.00

Rhodes Homes

Date

1/23/05

Stanley Consultants, Inc

Date

Work Completed

Date

Kenneth J. Janus 12/29/05

Mr. Kirk Brynjulson
Rhodes Homes Arizona, LLC
2215 Hualapai Mountain Road, Suite H
Kingman, Arizona 86401

December 13, 2005

CONFIRMATION AND AUTHORIZATION FOR WORK

Project #: 18181-04

05

Project Name: Rhodes Mohave County
Golden Valley Ranch Additional Land Use Planning Services

Per your request, Stanley Consultants proposes an amendment to the existing contract for the following Professional Services on a T&M basis, per current attached rate sheet, not to exceed as follows:

1. Revise roadway alignments to match the Land Use Plan from IMA Design for the Golden Valley Ranch Master Plan Area. Review southern Traffic Circle and provide exhibits. Coordinate input from client, architect and golf course architect. Put IMA design into final Cadd/GIS format. (16 hours Principal @ \$218.56/hour, 12 hours Project Manager @ \$200.00/hour, 84 hours Professional Engineer @ \$120.96/hour).
2. Identify individual Village/Pod developments with client and produce the Specific Plan Map. Develop final pods and matrix of area with density. (8 hours Project Manager @ \$200.00/hour, 60 hours Designer @ \$96.96/hour).
3. Work with team in developing a Constraints Map for client. (8 hours Project Manager @ \$200.00/hour, 60 hours Designer @ \$96.96/hour)
4. Develop Phasing Plan Exhibits for the Revised Land Use Plan. (8 hours Project Manager @ \$200.00/hour, 60 hours Designer @ \$96.96/hour).
5. Reimbursable expenses. (Allow \$1,690.00)

Estimated Completion date: Ongoing as long as budget remains and/or until the master planning is completed. Future updates to pod and matrix may require additional budget.

Fee for Services \$40,000

Fee Type (select one):

<input type="checkbox"/> Lump Sum	<input type="checkbox"/> Hourly Fee	<input type="checkbox"/> Cost Plus Fix Fee with ceiling
<input type="checkbox"/> Lump Sum plus reimbursables	<input checked="" type="checkbox"/> Hourly Fee with ceiling	<input type="checkbox"/> Time & Materials

Both parties agree that this work is not included in any existing authorization for work. All other terms and conditions of the existing authorization will prevail. We will proceed with these services upon receipt of this form with an authorized signature confirming the services and associated fees.

Stanley Consultants, Inc.

Rhodes Homes Arizona

Ken Yamada

By: _____

Project No.
W.O.

**IMA Revised Land Use Plan
Specific Plan and Constraints Map**

TITLE: GVR Loting										Multiplier	SC Class
Task	Description	Principal		Project Manager		Engineer		Designer			
		MH	Total Cost	MH	cost/hr	MH	cost/hr	MH	cost/hr	MH	Total Cost
Client Meeting / Design											
1 Team Coordination	16	\$3,498.98	8	16	\$1,600.00	16	\$1,985.36	0	\$0.00		\$7,032.32
2 Roadway Realignment	0	\$0.00	4	4	\$800.00	88	\$8,225.28	0	\$0.00		\$9,025.28
3 Specific Plan	0	\$0.00	8	8	\$1,600.00	50	\$1,987.50	60	\$1,987.50		\$7,471.00
4 Construction Map	0	\$0.00	8	8	\$1,600.00	50	\$1,987.50	60	\$1,987.50		\$7,471.00
5 Master Plan Phasing Map	0	\$0.00	8	8	\$1,600.00	50	\$1,987.50	60	\$1,987.50		\$7,471.00
6b	0	\$0.00	0	0	\$0.00	50	\$0.00	50	\$0.00		\$0.00
7	0	\$0.00	0	0	\$0.00	50	\$0.00	50	\$0.00		\$0.00
8	0	\$0.00	0	0	\$0.00	50	\$0.00	50	\$0.00		\$0.00
Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$13,310.40
										Expenses	\$1,090.00
										Total	\$40,000.40

3.2
SC Class
65.3 SC-21
62.3 SC-20
37.8 SC-13
30.3 SC-10

ST-RH021974